

ANALYSIS OF ENVIRONMENTAL IMPACT RESULTING FROM THE CONSTRUCTION OF A
FEDERAL OFFICE BUILDING
AT
DOVER, STATE CAPITAL DELAWARE

1. Introduction

Subject of analysis is a two story 19,325 square foot public office building with parking spaces for 33 automobiles. The project is to be located between South Queen and South New Streets north of Bank Lane, Dover, Kent county in Delaware. The lot contains 98,000 square feet and said property is properly zoned for proposed project with no zoning conflicts evident.

2. Background

The General Services Administration has negotiated a professional services contract for the design of a new federal office building in the city of Dover; noted in news release GSA-67-64 as dated Dec. 13, 1966. Said subject project consists of land acquisition, demolition and the construction of a new two story federal office building. Concurrence for proceeding with project has been made to the General Services Administration by the city council and mayor's office of the city of Dover, in letter dated March 19, 1970. Approval for water and sewer connections to city system was received December 21, 1970 from the Environmental Protection Agency (E. P. A.). Based upon recommendations of the city council, General Services Administration, and the mayor's office, three potential sites were considered. The proposed location between South Queen and South New Streets, north of Bank Lane has been considered as the first choice. A site on the east side of West Street (R. R. Ave.), between the southerly side of Bank Lane and the northerly side of Water Street as the second choice, the third and final choice is located at north street on the north, State Street on the east and Bank Lane on the South.

General Services Administration has acquired the site located between South Queen and South New Streets, north of Bank Lane and proceeded to demolish existing structures thereon. The services of W. Ellis Preston of Wilmington, Delaware have been engaged by the General Services Administration for the construction documents or proposed project and said documents are complete. A construction contract is thereby anticipated.

3. Description of Proposed Action

The proposed project is planned for housing several federal activities (12 in all) which presently are scattered throughout different areas of the city into one modern airconditioned office building, which would be centrally located. Proposed action will accomplish three main objectives. They are: (1) Facilitate various agencies contact with the public as a result of being centrally located. (2) Save the federal government an annual cost of approximately \$37,632 in rent which is presently payed out for leasing different buildings throughout the city. (3) Exchange the old post office property for said property which the city would like to obtain.

The subject site is located between South Queen and South New Streets, north of Bank Lane, Dover, Delaware. Architectural firm for the project is W. Ellis Preston of Wilmington, Delaware. The location plan for the project can be found in Appendix "A" and the proposed site plan can be found in Appendix "B".

4. Environmental Impact

After careful evaluation, it has been determined that the proposed action will improve availability of public services and accomplish approved land use by consolidation of the various public service agencies presently dispersed throughout the metropolitan area into one convenient area of the city. This will result in accessibility of service, (new area is accessible to commerce and trade), and as a consequence have a desirable impact to the area environment. Resulting beneficial effect in part would be brought about by virtue of eliminating unnecessary congestion resulting from additional travel. No significant impact on air, water or noise pollution is anticipated. Parking has been designed to comply with local code requirements. The number of parking spaces were increased by 44 above the amount required in the Project Directive to overcome objections raised by the City Planner on October 5 and 23, 1967. Traffic will be entered and dispersed from three major streets and should not create any traffic problem.

5. Unavoidable Adverse Impact.

No adverse environmental impact is evident with fulfillment of proposed project. Present zoning requirements have been complied with on said site and proposed project. No community objections have been made evident to the Federal Government for this project.

6. Alternatives to the Proposed Action.

A. Alternate Building Location on Proposed Site.

The proposed project as designed by the architect uses the site to its highest and best use. Alternate building locations on site have proved to be less desirable, and were rejected in favor of proposed location.

B. Alternate Site Selection.

Second choice site, is located on the east side of West Street (Railroad Ave.), between the southerly side of Bank Lane and the Northerly side of Water Street and comprises 150,000 square feet. Area wise, the area is more than sufficient for the project building and lot, however it is not desirable for the following reasons; It fronts West Street which is parallel and adjacent to the railroad tracts. It is completely out of the business district and one block further from the main street than the other two sites. The neighborhood environment is poor because of the condition and character of adjacent improvements.

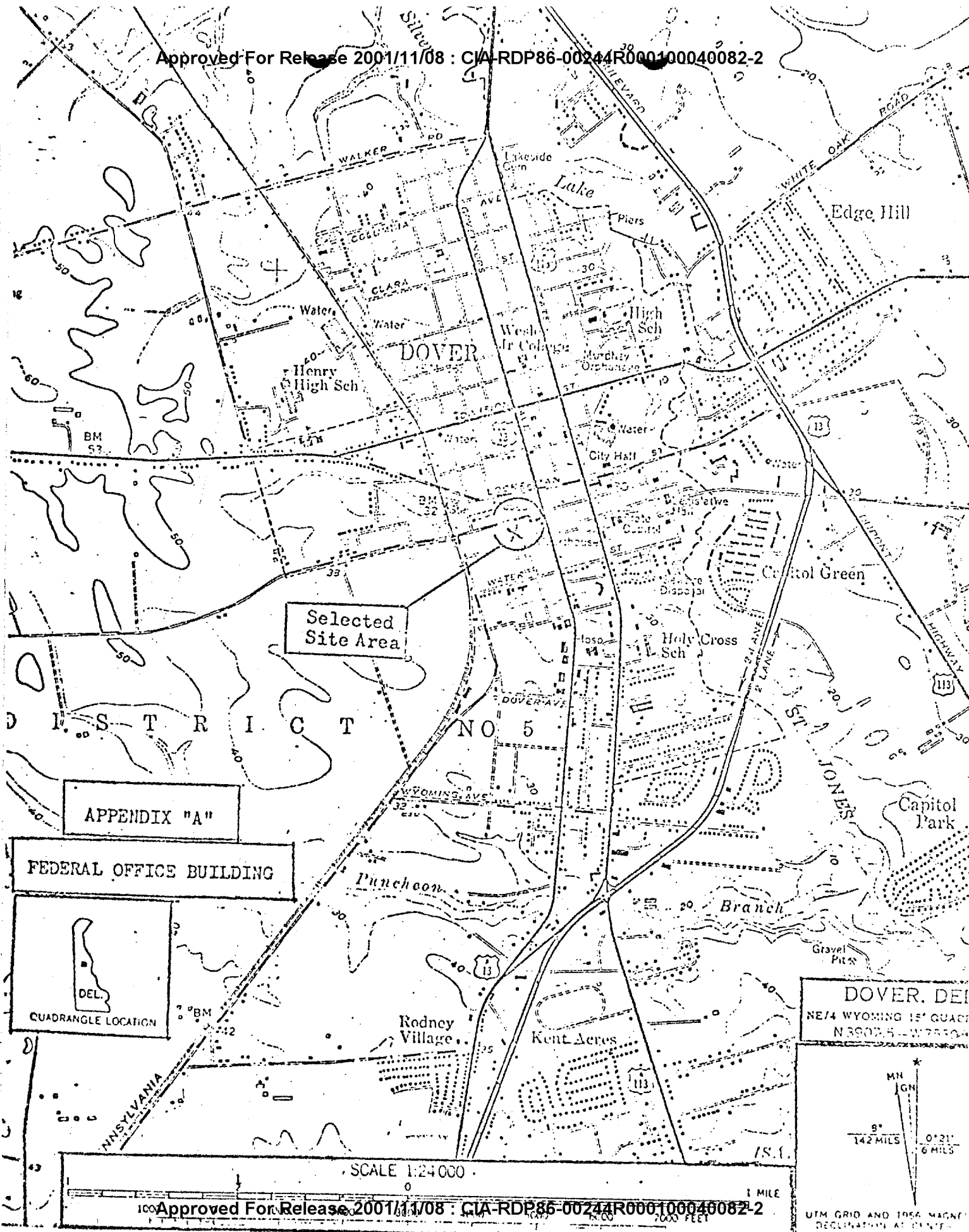
A third choice site location at North Street on the north, State Street on the east and Bank Lane on the south was analyzed. Although the site selection report did not state anything undesirable about the accessibility, neighborhood etc, it did indicate that the site is too small for the purposes intended. It further made mention of the fact that the property was withdrawn by the city of Dover as being too expensive.

7. Long Term Evaluation.

The proposed project is consistent with good short-term use and the maintenance and enhancement of long-term productivity. Project is designed to stand for a series of generations for the purpose of housing a public service facility.

8. Irreversible and Irretrievable Commitment of Resources.

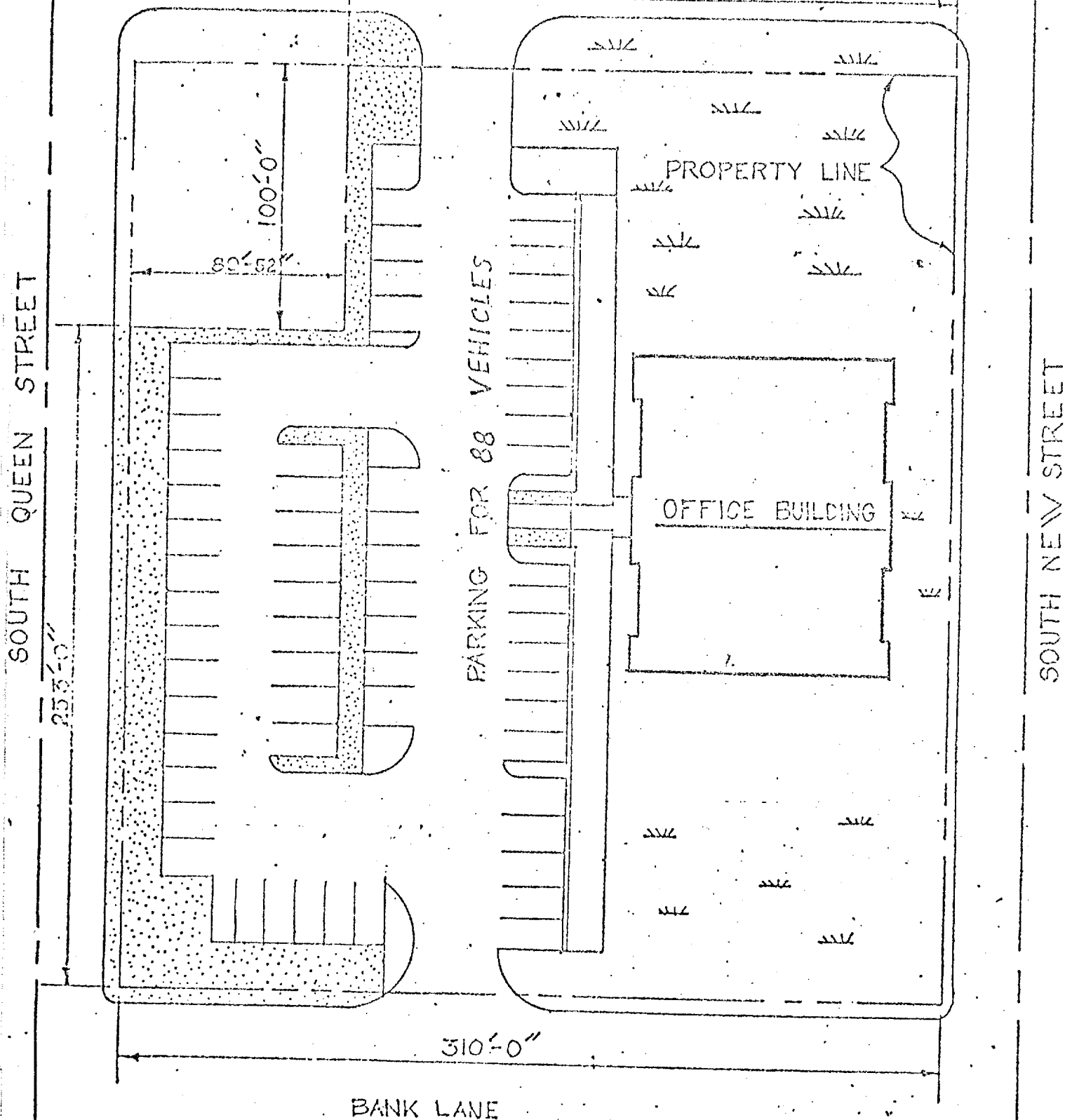
No irreversible or irretrievable commitment of the resources is evident. The proposed project would not significantly alter existing land use and would provide a critically needed service for the public.



APPENDIX "A"

FEDERAL OFFICE BUILDING

QUADRANGLE LOCATION



APPENDIX "B"

FEDERAL OFFICE BUILDING
DOVER, DELAWARE

SCALE - FEET